041.0	0003	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	926,400 / 926,400
					USE VALUE:	926,400 / 926,400
					ASSESSED:	926,400 / 926,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42	-44	RIVER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONNOLLY ROSEMARIE/TRS
Owner 2:	ROSE MARIE CONNOLLY TRUST
Owner 3:	
Street 1:	44 RIVER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CONNOLLY ROSEMARIE -
Owner 2:	SHANNON ANN M -
Street 1:	44 RIVER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .09 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1917, having primarily Vinyl Exterior and 2539 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3915.000	496,000	400	430,000	926,400
Total Card	0.090	496,000	400	430,000	926,400
Total Parcel	0.090	496,000	400	430,000	926,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.87 /Parcel: 364.87

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 28017

GIS Ref

GIS Ref

Insp Date 11/07/18

!3422!

PREVIOUS ASSESSMENT

Parcel ID 041.0-0003-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	496,000	400	3,915.	430,000	926,400		Year end	12/23/2021
2021	104	FV	473,600	400	3,915.	430,000	904,000		Year End Roll	12/10/2020
2020	104	FV	473,700	400	3,915.	430,000	904,100	904,100	Year End Roll	12/18/2019
2019	104	FV	364,500	600	3,915.	456,800	821,900	821,900	Year End Roll	1/3/2019
2018	104	FV	364,500	600	3,915.	333,200	698,300	698,300	Year End Roll	12/20/2017
2017	104	FV	341,900	600	3,915.	290,200	632,700	632,700	Year End Roll	1/3/2017
2016	104	FV	341,900	600	3,915.	247,200	589,700	589,700	Year End	1/4/2016
2015	104	FV	304,800	600	3,915.	241,900	547,300	547,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:03:25

LAST REV

Date	Time
04/26/19	08:59:33

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3422

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONNOLLY ROSEMA	47124-211		3/17/2006	Family	1	No	No		
CONNOLLY ROSEMA	45030-47		4/21/2005	Family	1	No	No		
CONNOLLY ROSEMA	29704-62		1/25/1999	Convenience	99	No	No		F

USER DEFINED

Prior Id # 1:	28017
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
4/3/2009	Meas/Inspect	189	PATRIOT
3/3/2000	Mailer Sent		
2/29/2000	Measured	264	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3915		Sq. Ft.	Site		0	80.	1.37	1									429,961						430,000	

Total AC/HA:	0.08988	Total SF/SM:	3915	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	429,961	Spl Credit		Total:	430,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.06354856
Const Adj.:	0.98990101
Adj $ / SQ:	189.505
Other Features:	114000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	673879
Depreciation:	177904
Depreciated Total:	495975

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 11 | BRs: 5 | Baths: 2 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

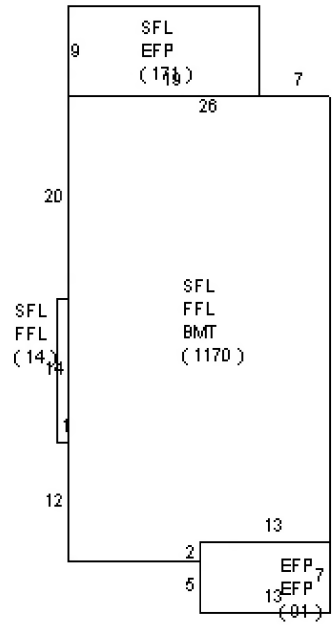
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	189.51
Special Features:	0	Val/Su Net:	122.11
Final Total:	496000	Val/Su SzAd	195.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,355	189.510	256,780
FFL	First Floor	1,184	189.510	224,374
BMT	Basement	1,170	56.850	66,516
EFP	Enclos Porch	353	34.580	12,208

Net Sketched Area: 4,062 | Total: 559,878

Size Ad 2539 | Gross Area 4062 | FinArea 2539

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

041.0-0003-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	8X8	A	AV	1985	9.13	T	27.2	104			400			400

More: N | Total Yard Items: 400 | Total Special Featues: | Total: 400

IMAGE

AssessPro Patriot Properties, Inc